

# \$3,100,000 - 2923 14 Avenue Nw, Calgary

MLS® #A2218039

**\$3,100,000**

5 Bedroom, 6.00 Bathroom, 3,440 sqft

Residential on 0.15 Acres

St Andrews Heights, Calgary, Alberta

Modern Luxury in St. Andrews Heights

2923 14 Avenue NW

Step into contemporary sophistication at this custom-built 2023 masterpiece, offering nearly 5,000 sq ft of meticulously designed living space. Situated on an oversized 53' wide, south rear yard lot in prestigious St. Andrews Heights, this five-bedroom, six-bathroom home delivers the perfect blend of cutting-edge architecture, thoughtful functionality, and timeless design.

**Architectural Excellence** - A bold and elegant exterior showcases a curated blend of architectural metal cladding, rich brickwork, and dramatic floor-to-ceiling windows. The grand 10' tall custom entry door and professional landscaping set the tone for what lies within—a refined design, exceptional craftsmanship, and meticulous attention to detail.

**Sophisticated, Light-Filled Interiors**

**Main Floor (1,752 sq ft)** An expansive open-concept layout centres around a vaulted entry foyer framed by 2 home offices. The chef-inspired kitchen features high-end appliances and custom cabinetry, seamlessly connecting to a spacious dining area with a 12' vaulted ceiling. The living room impresses with a Scandinavian-style suspended gas fireplace framed by a 20' wall of glass. Sliding glass doors extend the living space outdoors to a covered entertaining



area, complete with a dramatic wood stove encased in a custom steel surround, BBQ with hood fan, and integrated wood storage—ideal for 4 season enjoyment.

Upper Floor (1,689 sq ft)? The upper level offers 4 spacious bedrooms, each with generous natural light and modern finishes. The primary suite features vaulted ceilings, a walk-in closet, and a spa-style ensuite with a large steam shower and full width picture window capturing lush, treetop views.

Lower Level (1,753 sq ft \*including mechanical and storage rooms)? A fully developed basement includes a 5th bedroom with private ensuite, a commercial-grade gym, wet bar, second laundry, storage room, and a large media/ rec room—perfect for entertaining or relaxed evenings in.

#### Unparalleled Features

- Triple-pane, 5-coat low-e window package for exceptional efficiency

- Sonos 7-zone indoor/outdoor audio system

- Custom millwork, flush baseboards, and shadow-reveal trim detailing

- Radiant in-floor heating in the basement and bathrooms

- Detached oversized double garage with vaulted ceilings

- Daikin high-efficiency zoned HVAC system

- Integrated smart home controls - Lutron lighting, blinds, climate, security

- Professionally landscaped yard with smart irrigation and landscape lighting

Unbeatable Location - Ideally positioned on a quiet, tree-lined street, this home offers walkable or bikeable access to some of Calgary's most desirable amenities:

- Foothills Medical Centre & Arthur Child Cancer Centre

- Maria Montessori School (Pre-Grade 8)

- University of Calgary & University District

shops and dining  
â€¢ Off-leash dog park, Bow River pathways,  
and community tennis courts  
â€¢ Renowned tobogganing hill and  
family-friendly green spaces  
â€¢ Minutes to downtown Calgary

Built in 2022

### Essential Information

MLS® #	A2218039
Price	\$3,100,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,440
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2923 14 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1N3

### Amenities

Utilities	Electricity Connected, Fiber Optics Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, On Street
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Stone Counters, Recreation Facilities
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dryer, Microwave, Range Hood, Washer, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range, Double Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Appliances
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Electric, ENERGY STAR Qualified Equipment, Humidity Control, Zoned
Cooling	Central Air, Full, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Blower Fan, Free Standing, Outside, See Remarks, Sealed Combustion, See Through, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private, Rectangular Lot, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle, Metal, Flat, Mixed
Construction	Brick, Cement Fiber Board, Metal Siding, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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